

01/22/2024

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*Revised*

JAN 23 2024

## Comprehensive Plan Worksheet

### Property Rights

If approved the requested zone change will fill the need of support for industrial growth and potential growth of this community. Industrial zone will attract businesses and industries, thereby promoting economic development in the area and potential increase of job opportunities which long term will only help the areas residents thrive.

PLANNING OFFICE  
CITY OF PONDERAY

### Population and Growth

The proposed zone change is not expected to have fiscal impact on the region; rather, it is anticipated to foster population growth and contribute positively to the overall development of our area.

### School Facilities

The requested zone change will not have an impact on school facilities or their future development.

### Economic Development

There is a compelling need for industrial zoning instead of residential to advance the long-term development and enhancement of city infrastructure. This area will be better utilized with an Industrial Zone site.

### Land Use

The utilization of our site will not impose any adverse effects on the subject area. The parcel does not contain sensitive lands that will obtain any negative changes. Also, the proposed amendment would align with the properties surrounding neighbors to the north and to the south of the parcel, as they are industrial zoning as well.

### Natural Resources and Hazardous Areas

Because this will be a piece of land to house large machinery, we will take the proper precautions in keeping things to code and orderly.

### Public Services and Utilities

Our parcel will not have any obstructions to the public services.

### Transportation

If approved, the zone change from residential to industrial will allow for the City of Ponderay to communicate concerns for any need for road access with this parcel if it were to come up.

### Park and Recreation

The proposal of change to the zone will have no significant impact on parks and rec nor any facilities.

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#### Housing

The proposal of change to the zone will have no significant impact on housing.

#### Community design and Special Sites

The proposal of change to the zone will have no significant impact on Community Design nor Special Sites.

#### Implementation

Any City of Ponderay ordinances will be considered for this zone change.